

## **Attachment J-C18.2**

### **Bldg. 309 Dry Room PM**

#### **(Pre-Priced Task)**

**This PM includes the Bldg. 309 Dry Room equipment: forced air heater, dampers, exhaust fans, condenser, desiccant dryer, air handling unit, air cleaner, heater, natural gas regulator and trap primer.**

#### **Weekly**

- ☐ 1. Visual inspection of piping for oil leaks that indicate a refrigerant leak.
- ☐ 2. Inspect condenser coil for obstructions. Clean as needed.
- ☐ 3. Check sight glass for proper refrigerant level.
- ☐ 4. Verify proper refrigerant pressures.
- ☐ 5. Check filter, replace if air volume is reduced by 10%.
- ☐ 6. Visually inspect heater, reactivation air stream fans, enclosure exhaust fan, electric trap primer and ductwork for air leaks.
- ☐ 7. Report discrepancies or additions needed on the inspection report.

#### **Monthly**

- ☐ 1. Change filter on the outside air equipment.
- ☐ 2. Inspect process and reactivation fans for proper operation.
- ☐ 3. Inspect seals around dehumidification access panels control enclosures.
- ☐ 4. Verify air flow setting and temperatures across desiccant wheel.
- ☐ 5. Check the DDC control points for proper operation and EMCS points.
- ☐ 6. Report discrepancies or additions needed on the inspection report.

#### **Semi-Annually**

- ☐ 1. Inspect refrigerant piping for oil leaks that may indicate a refrigerant leak.
- ☐ 2. Inspect inlet side of condenser coil for obstructions that may block airflow and reduce compressor performance.
- ☐ 3. Check suction filter core and suction dryer annually or as needed.
- ☐ 4. Verify proper refrigerant pressures and oil levels.
- ☐ 5. Check sight glass for proper level.
- ☐ 6. Inspect dry room door seals for wear and verify door shuts properly.
- ☐ 7. Inspect all panels and windows for leaks or other faults.
- ☐ 8. Verify airflow and check registers to ensure proper airflow.
- ☐ 9. Verify proper reading of all temperature and humidity sensors.
- ☐ 10. Verify proper operation of and inspect all controls and recorders.

- \_\_11. Inspect all electrical and control wiring for wear or other damage.
- \_\_12. Inspect all solenoid valves, mechanical relays, etc... for wear or other damage.
- \_\_13. Check dehumidification system filters as needed. Monitor differential pressure gauge for indication of a dirty filter.
- \_\_14. Inspect desiccant wheel drive belt and desiccant wheel seal annually. Both should have a life of 5 to 7 years.
- \_\_15. Inspect cooling coil, drain pans for proper water removal.
- \_\_16. Inspect face of coils and desiccant wheel for obstructions. Dirty filters will allow particles to enter the system that can clog both the coils and the desiccant wheel, reducing performance. Never use coil cleaner on the cooling coils as it may damage the desiccant wheel. If necessary, the desiccant wheel may be cleaned with compressed air and a vacuum or cleaned with water.
- \_\_17. Inspect process and reactivation fans for proper operation. Inspect fan bearings and fan belt for wear.
- \_\_18. Inspect seals around dehumidification system access panels and control enclosures.
- \_\_19. Verify airflow settings and temperatures. Proper airflow across the desiccant wheel and reactivation temperature are critical for desiccant wheel performance.
- \_\_20. Remove both access panels on desiccant wheel. Grease roller wheel bearings.
- \_\_21. Check gear reducer oil level.
- \_\_22. Report discrepancies or additions needed on inspection report.

### **Annually**

- \_\_1. Checks include suction filter dryer replacement.
- \_\_2. Change honeycomb oil in gearbox.
- \_\_3. Change belts.
- \_\_4. Clean flame sensor and igniter on Reznor heaters and check gas pressure and adjust if needed.
- \_\_5. Inspect flue pipe.
- \_\_6. Report discrepancies or additions needed on inspection report.